

BK 7303PG 148

74-6
NO TRANSFER
TAX PAID

WARRANTY DEED

007716

JAMES F. MERRICK, JR. AND MARY E. MERRICK, of Fairfield, County of Somerset, State of Maine, for consideration paid, grant to **BARBARA M. GUIMOND** of Fairfield, County of Somerset, State of Maine, with Warranty Covenants, a certain lot or parcel of land with the building thereon situated in the City of Waterville, County of Kennebec, State of Maine being bounded and described as follows to wit;

Beginning at a 5/8 inch rebar with a yellow plastic cap scribed John Pickett PLS #351 along the northwesterly bound of the Drummond Ave. and at the southeasterly corner of land now or formerly owned by John A. & Barbara M. Guimond (Kennebec County reference deed Book 3955 Page 241 and Somerset County reference deed Book 1709 Page 60) as shown on a plan entitled "Parcels of Land to be conveyed by Mary E. & James F. Merrick Jr". Surveyed by Pickett Land Survey Inc. Dated January 21, 2003;

Thence, along the southerly bound of Guimond N 28-21-50 W a distance of 111.33 feet to a 5/8 inch rebar with a yellow plastic cap scribed John Pickett PLS #351 on the approximate intersection of the Town and County line between Waterville and Fairfield;

Thence, along the approximate Town and County line, N 60-00-00 W a distance of 920.68 feet to a 5/8 inch rebar with a yellow plastic cap scribed John Pickett PLS #351;

Thence, turning into Waterville, along land of Robert Grenier (reference Deed Book 6875 Page 187), the following courses, S 01-00-20 W a distance of 291.80 feet to a 5/8 inch rebar with a yellow plastic cap scribed John Pickett PLS #351; S 60-16-03 E a distance of 567.91 feet to a 5/8 inch rebar with a yellow plastic cap scribed John Pickett PLS #351 and S 31-14-55 E a distance of 148.52 feet to a 5/8 inch rebar with a yellow plastic cap scribed John Pickett PLS #351 on the northwesterly bound of Drummond Ave.;

Thence, along the northwesterly bound of Drummond Ave. N 63-30-49 E a distance of 94.73 feet to a capped iron rebar set in the ground along land to be retained by the grantor;

Thence, along land to be retained by the grantor, N 26-21-55 W a distance of 166.16 feet to a 1 inch pipe found in the ground;

Thence, along land to be retained by the grantor, N 63-30-33 E a distance of 179.50 feet to a 1 1/2 inch pipe found in the ground;

Thence, along land to be retained by the grantor, S 26-32-12 E a distance of 166.17

Weeks & Hutchins, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417

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feet to a capped iron rebar set in the ground on the northwesterly bound of Drummond Ave.

Thence, along the northwesterly bound of Drummond Ave. N 63-30-49 E a distance of 43.86 feet to the point of beginning. Area of the described parcel is 4.60 acres.

The above described parcel of land is subject to an easement for a cellar drain for land to be retained by the grantor as shown on the above referenced survey plan.

Also the above described parcel of land is subject to a 20 foot wide waterline easement as described in a deed from James F. Merrick Jr. & Mary E. Merrick to John A. & Barbara M. Guimond dated January 31, 2001, and recorded in the Somerset County Registry of Deeds, Book 2761, Page 274, and the Kennebec County Registry of Deeds, Book 6401, Page 125.

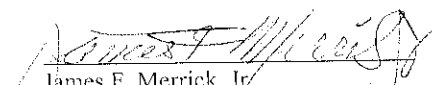
Also meaning and intending to convey with the above described parcel of land is an easement as reserved and described in a deed to John A. & Barbara M. Guimond and recorded in the Somerset County Registry of Deeds in Book 1709 Page 60 and Kennebec County Registry of Deeds in Book 3955 Page 241 and located along the northeasterly bound of the above described parcel of land.

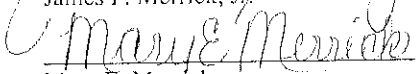
All capped iron rebar set in the ground are 5/8 inches in diameter and have a red plastic cap scribed James E. Moore P.L.S. #2281. Bearings have been rotated to an observed magnetic north 2000.

Excepting and reserving to the above Grantors a life estate in the premises being conveyed.

Meaning and intending to convey a portion of the premises conveyed by Dorothy H. Merrick to James F. Merrick, Jr., and Mary E. Merrick by deed dated February 1, 1982, as recorded in the Kennebec County Registry of Deeds, Book 2450, Page 262, and in the Somerset County Registry of Deeds, Book 1708, Page 13.

WITNESS our hands and seals this 10th day of March, 2003.


James F. Merrick, Jr.


Mary E. Merrick

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STATE OF MAINE
KENNEBEC, SS

March 10, 2003

Then personally appeared the above named James F. Merrick, Jr., and Mary E. Merrick and acknowledged the foregoing instrument to be their free act and deed.

Before me



Attorney at Law/Notary Public

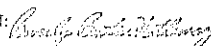
WALDEMAR G. BUSCHMANN
Notary Public, State of Maine
My commission expires November 30, 2008



Weeks & Hutchins, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417

RECEIVED KENNEBEC SS.

2003 MAR 12 AM 9:00

ATTEST: 
REGISTER OF DEEDS